BRADFORD ST

OCEAN BLVD

ATLANTIC AVE

BUILDING 1

BUILDING 2

DECK

DECKS

5,000.0 S.F.
0.11 Ac.

S84°37'21"E 100.00'

S84°37'21"E 68.00'

S84°37'21"E 50.00'

S84°37'21"E 100.00'

N05°17'08"W 100.00'

S05°17'08"E 100.00'

N35°09'59"E 64.66'

N84°37'21"W 141.09'

N84°37'21"W 50.00'

N84°37'21"W 50.00'

N35°09'59"E 115.23'

N35°09'59"E 230.45'

N84°37'21"W 98.49'

N84°37'21"W 50.00'

N84°37'21"W 298.49'

N84°37'21"W 150.00'

S05°17'08"W 100.00'

S05°17'08"W 100.00'

N84°37'21"W 155.90'

N84°37'21"W 50.00'

N84°37'21"W 150.00'

N05°17'08"E 100.00'

N05°17'08"E 100.00'

S84°37'21"E 79.41'

S84°37'21"E 100.00'

S84°37'21"E 50.00'

S84°37'21"E 250.00'

N05°17'08"E 39.82'

S05°17'08"W 39.82'

0.0166

0.0661

0.0416

1.2341

0.0613

0.1324

0.0825

0.0234

0.0482

0.0487

2.8724

0.1985

1.5112

0.1098

0.0685

0.1162

0.2290

8.6'±

7.8'±

6.0'

7.9'

4.2'

8.8'

```
Command= 210-
Point#, Start#-End# or G#= 1-430
Bearing      Distance  Elev    Descrip  Pnt.  Northing     Easting      Type
------------------------01-29-2025-----15:09:13-----------------D:...\BMHOME10
                                setpk    1     4975.9599    4892.5086
                                fndpk?   2     5208.5213    4918.8640    TRA
                                setroofe 3     5195.3435    5013.0567    TRA
                                fndipdn2 4     4999.9195    4999.7856    SS
                                fdrrspk  5     4983.6781    4748.0647    SS
                                fdrrspk  6     4988.3290    4698.2520    SS
                                fndpk    7     4997.7061    4598.7424    SS
                                endwll   8     5006.4360    4900.5143    SS
                                fncln@wl 9     5110.3192    4910.2842    SS
                                pkdeck   10    5158.7361    4914.2099    SS
                                gar      11    5165.3972    4916.5763    SS
                                cordeck  12    5148.6075    5011.9131    SS
                                corprch  13    5156.6807    5003.2384    SS
                                corroof  14    5155.6024    5004.2279    SS
                                corprch  15    5189.4730    5005.7024    SS
                                endwll   16    5194.2638    4940.9648    SS
                                corhse   17    5185.6386    4971.2688    SS
                                corhse   18    5183.7547    4997.7234    SS
                                corrof   19    5184.7501    4997.2960    SS
                                cordeck  20    5205.5062    4938.3447    SS
                                fndpk**  21    5158.7076    4914.2171    SS
                                cordeck  22    5158.2807    4913.3714    SS
                                corhse*  23    5159.4909    4963.6410    SS
                                corhse** 24    5156.1175    4963.4430    SS
                                corroof  25    5156.1285    4962.7896    SS
                                pool     26    5160.6865    4951.1304    SS
                                pool     27    5177.1111    4963.5489    SS
                                pool     28    5178.2226    4939.6087    SS
                                corgar   29    5185.0462    4932.1417    SS
                                corhse   30    5179.2085    4964.8927    SS
                                cordeck  31    5188.9879    4932.2324    SS
                                cordeck  32    5194.1985    4937.1404    SS
                                cordeck  33    5198.4274    5015.6189    SS
                                fndipin  34    5347.5680    4931.3932    SS
                                corwl*** 35    5249.1214    4922.6902    SS
                                spk***   36    5257.4314    4822.5738    SS
                                fdnlflg  37    5262.0390    4772.8637    SS
                                fndpk    38    5217.7613    4819.2918    SS
                                fndnl    39    5217.8625    4819.2511    SS
```

JOB #1 606brouillette [430]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-29-2025-----				15:09:13	----------	D:...\BMHOME10	
			pk/nl?	40	5213.1265	4869.0665	SS
			endfnc**	41	5196.8050	4917.4617	SS
				100	5000.0000	5000.0000	
				101	5042.7257	4546.1065	TRA
				102	5005.0890	4519.5894	TRA
				103	4997.6469	4598.6499	TRA
				104	4988.2751	4698.2098	TRA
				105	4983.5893	4747.9898	TRA
				106	4960.1599	4996.8895	TRA
				107	5149.3622	5013.8179	TRA
				108	5199.1496	5018.4239	TRA
				109	5231.1156	4678.8351	TRA
				110	5268.4336	4705.1275	TRA
				111	5262.0608	4772.8283	TRA
				112	5257.3750	4822.6082	TRA
				113	5248.0032	4922.1681	TRA
				114	5347.5780	4931.3800	TRA
				115	5338.2063	5030.9399	TRA
				116	5238.6315	5021.7280	TRA
				117	5208.5213	4918.8640	TRA
				118	5158.7339	4914.2580	TRA
				119	5213.2072	4869.0841	TRA
				120	5217.8931	4819.3041	TRA
			lc	121	5108.9465	4909.6521	TRA
			lc	122	5136.9207	4612.4706	INT
			lc	123	5123.0041	4760.3122	TRA
			lc	124	5023.4293	4751.1003	TRA
			lc	125	5028.1152	4701.3203	TRA
			lc	126	5127.6900	4710.5323	INT
			setspk	140	4999.0002	4999.9825	TRA
			fndrrspk	301	4988.2826	4698.2773	
			setspk	302	5127.7069	4707.9589	TRA
			fndpk	303	4997.7061	4598.7424	SS
			fndrrspk	304	5028.0205	4701.2652	SS
			fndipcr	305	5023.4363	4751.0268	SS
			fndpkern	306	5006.9435	4802.6726	SS
			pole	307	5012.1818	4796.4502	SS
			corwll	308	5006.4359	4900.2431	SS
			corwll	309	5006.3838	4900.8201	SS
			fndrrspk	310	4983.6641	4748.0636	SS
			cordeck	311	5032.8605	4710.6387	SS
			cordeck	312	5031.7752	4710.5833	SS
			corhse	313	5036.2171	4710.9446	SS
			blkhd	314	5059.2595	4710.1919	SS
			corpad	315	5021.1171	4737.9399	SS
			corpad	316	5020.6849	4741.5006	SS
			corhse	317	5032.6349	4743.0900	SS
			lnding	318	5026.7309	4725.5002	SS
			pole	319	5022.9086	4695.3443	SS
			post	320	5126.9296	4709.9807	SS
			cordeck	321	5027.4487	4746.8549	SS
			ipin	322	5118.2695	4810.2846	SS
			fndstk	323	5123.2988	4760.5143	SS
			fndipin	324	5129.5261	4660.3937	SS
			corhse	325	5068.7028	4714.6294	SS
			blkhd	326	5063.4455	4710.7037	SS
			cordeck	327	5073.5845	4715.6777	SS
			corhse	328	5098.4565	4724.2887	SS

JOB #1 606brouillette [430]

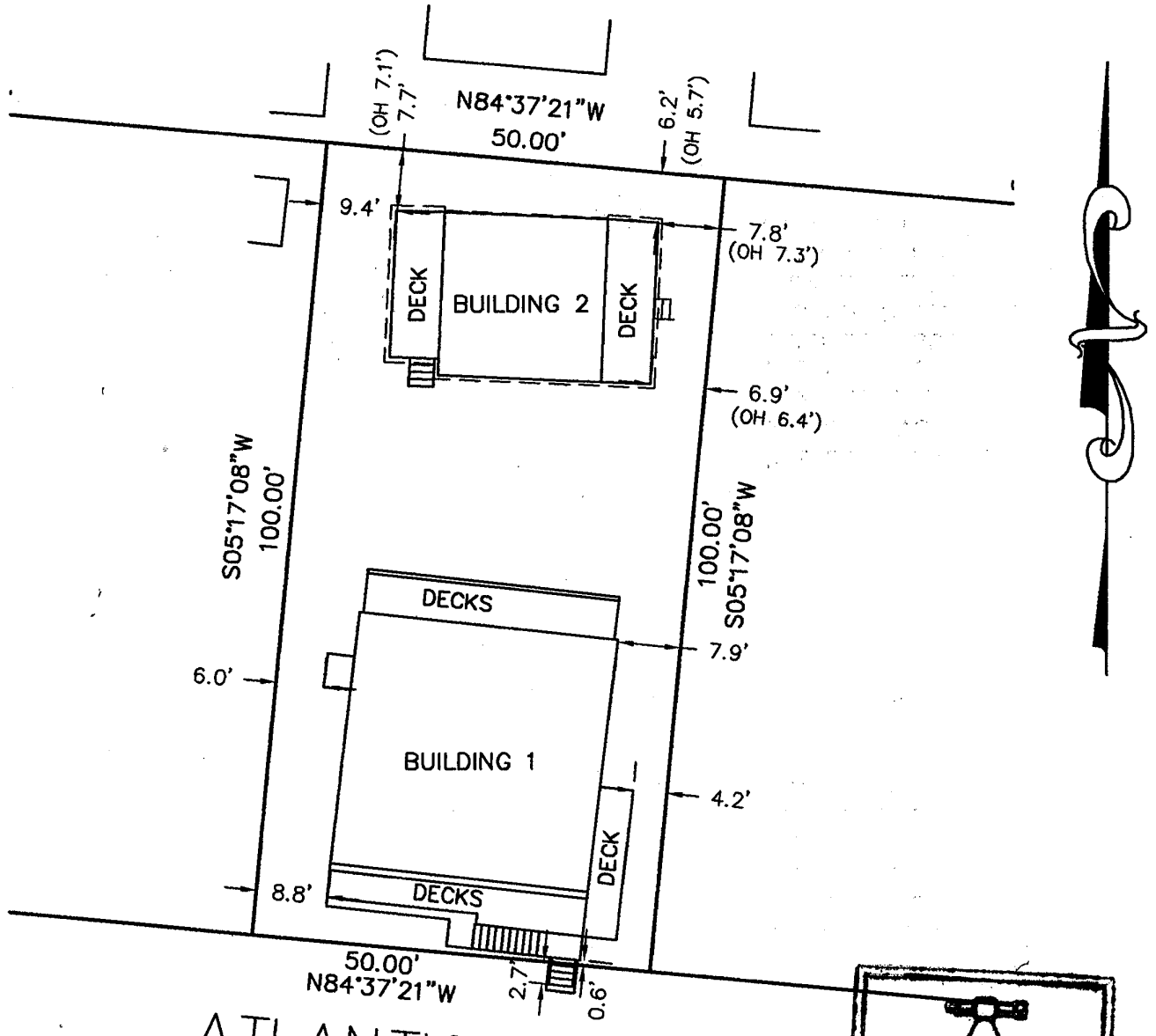
Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-29-2025-----15:09:13----------D:...\BMHOME10							
			cordeck	329	5100.7607	4718.3213	SS
			cordeck	330	5119.1108	4719.1733	SS
			corhse	331	5118.8854	4725.1698	SS
			corhse	332	5117.9461	4745.6557	SS
			cordeck	333	5117.5387	4751.9387	SS
			corhse	334	5129.6923	4763.4634	SS
			corhse	335	5136.2646	4745.3111	SS
			corhse	336	5138.2811	4722.5502	SS
			corhse	337	5131.0813	4710.1253	SS
			corshed	338	5123.0289	4705.7344	SS
			corshed	339	5114.7916	4704.7417	SS
			fndip	340	5126.1958	4710.1358	INT
			ipinerni	341	5122.9868	4760.4434	INT

Point#, Start#-End# or G#= 4-

LOCATION PLAN
7 ATLANTIC AVE. HAMPTON, NH
SCALE: 1"=20' MARCH 12, 2014

PREPARED BY STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH 603 929-7404

OWNER OF RECORD:
CHARLES J. & ANNE M. HARDY
24 RUSSELL ROAD
READING, MA 01867
DEED REF: RCRD 4033-0714
LOT AREA: 5000 SF±
TAX MAP 296 LOT 24
ZONING CLASS: RB
REF RCRD PLAN D12566



THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE EXISTING BUILDINGS WITH RESPECT TO LOT BOUNDARIES. NO OTHER REPRESENTATION IS INTENDED OR IMPLIED.
OVERHANGS SHOWN ON BUILDING 2 ONLY

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 752
ANNE W. BIALOBRZESKI
SIGNATURE
3/12/14

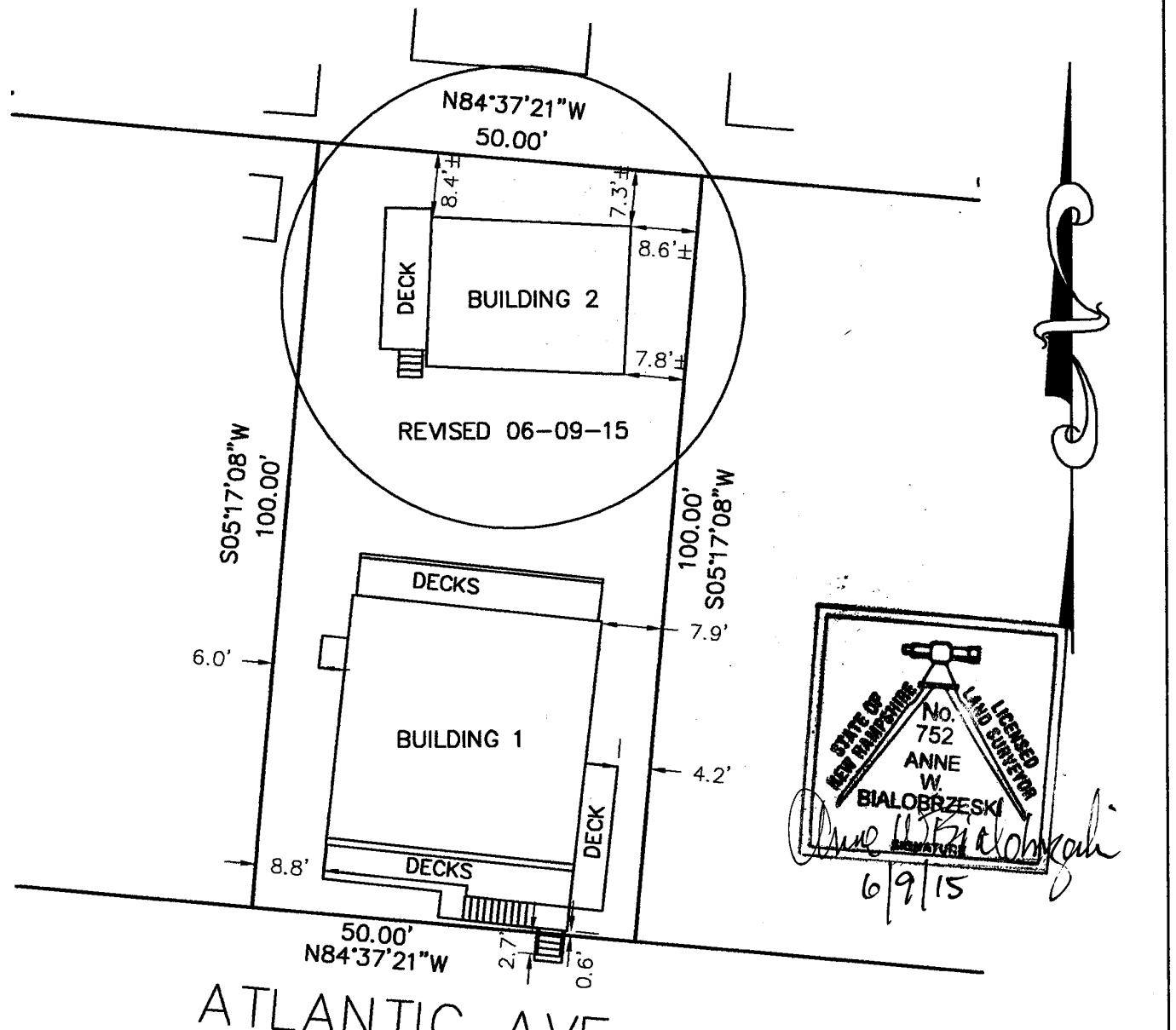
670

LOCATION PLAN
7 ATLANTIC AVE. HAMPTON, NH
SCALE: 1"=20' MARCH 12, 2014

PREPARED BY STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH 603 929-7404

REVISED 06-09-15 BUILDING 2 ONLY

OWNER OF RECORD:
CHARLES J. & ANNE M. HARDY
24 RUSSELL ROAD
READING, MA 01867
DEED REF: RCRD 4033-0714
LOT AREA: 5000 SF±
TAX MAP 296 LOT 24
ZONING CLASS: RB
REF RCRD PLAN D12566



THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE EXISTING BUILDINGS WITH RESPECT TO LOT BOUNDARIES. NO OTHER REPRESENTATION IS INTENDED OR IMPLIED.
OVERHANGS NOT SHOWN.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 752
ANNE W. BIALOBRZESKI
SIGNATURE
6/9/15

670REV

7 Atlantic Ave
Charles J & Anne Marie Hardy

4033-0714
3293-0706
2246-0518

4-7 Family

4 UNITS

Lot 283 PSA tax map 296 Lot 024-00

Covenants 2534-1457

617 212-9345

charliehardy20@gmail.com

Back to the Board

Mr. McGuirk said there are some positive aspects to this petition and this eliminates impact on neighbors. Mr. Provencal said the way it is broken up isn't done very well. There is a way to accomplish what they want, but not like this. Mr. St. Pierre expressed concern about the wetlands violations. This will make the Victoria Inn more non-conforming and take the Sakurai lot and make it non-conforming. Mr. McGuirk said parking is also an issue. Mr. Coronati said that if the driveway is a concern, there is another option.

Attorney Saari said they would like to withdraw without prejudice at this time.

Moved by Mr. Lessard, seconded by Chairman Provencal, to allow Petition 55-13 to be withdrawn without prejudice.

Vote: 5 yes, 0 no. Motion passed unanimously.

56-13... The petition of Charles J and Anne M Hardy for property located at 7 Atlantic Ave. seeking relief from Articles 1.3; 8.2.3 to renovate the rear building by closing in the existing right hand side porch to the same height and with the same roof line as the rest of the building to make the living area more habitable. This would be an expansion of a building which is closer than 40 feet to the property lines and from other buildings but which would be no closer than at present. This property is located on Map 296, Lot 024 and in an RB Zone.

Charles Hardy, Petitioner, and Attorney Peter Saari came forward. Attorney Saari said this is a 100-year old building and is obsolete. It is classified as a camp. This lot has two buildings and one of them has two units. The back building is very small and is not habitable. Attorney Saari went through the five criteria and said he felt they had been met.

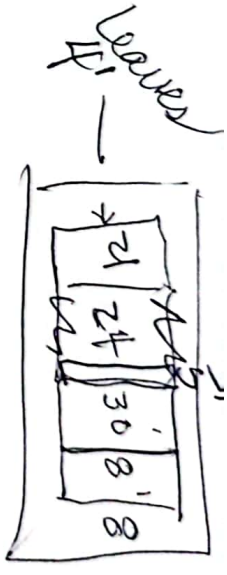
Questions from the Board

Mr. St. Pierre said he had no problem with this petition. He just wants to make sure they are asking for all the needed relief.

Comments from the Audience

There were no comments from the Audience.

Back to the Board

Mr. McGuirk said this is definitely a needed improvement.

Moved by Mr. McGuirk, seconded by Mr. Lessard, to grant Petition 56-13.